

3651

THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA

**Regular Meeting
September 20, 2023
9:00 AM
Columbus, Georgia**

**Meeting was Held by Both Telephone Conferencing and In-Person
Due to the COVID-19 Virus**

The Commissioners of the Housing Authority of Columbus, Georgia met in a regular session in Columbus, Georgia.

Chairman Larry Cardin called the meeting to order the following Commissioner were present:

**Linda Hadley
Jeanella Pendleton
John Sheftall
Ryan Clements**

**Teleconference:
Tiffani Nicole Stacy**

**Absent:
John Greenman**

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, John Casteel, Chief Assisted Housing Officer, Rickey C. Miles, Modernization Manager, James C. Clark, Jr., Commission Attorney, Royce Ann Adkins, Executive Assistant.

INVOCATION:

Chair Cardin offered the invocation.

ADOPTION OF AGENDA:

Lisa Walters made one correction to the agenda. Motion for approval of the agenda was made by Commissioner Pendleton, seconded by Commissioner Hadley. Motion carried.

APPROVAL OF THE AUGUST 16, 2023, BOARD MEETING MINUTES:

Chairman Cardin called for a motion to approve the minutes of the August 16, 2023, Board meeting.

Motion for approval of the minutes was made by Commissioner Clements, seconded by Commissioner Hadley. The motion carried.

FINANCIAL REPORT:

Sheila Crisp, CFO, provided a report of agency finances month-to-date and year-to-date actual to budget results and the explanation of the top factors of the variances. In summary, we are tracking ahead of budget by about \$2 million.

We anticipate receipt of developer fees for The Banks at Mill Village and Warm Springs development in October of 2023. The amounts are \$150k and \$200k, respectively.

CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING AUGUST 31, 2023:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3450

RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR
THE AUTHORITY'S HOUSING DEVELOPMENTS
FOR THE MONTH ENDING AUGUST 31, 2023

Motion for approval was made by Commissioner Hadley, seconded by Commissioner Pendleton. Motion carried.

APPROVAL TO ADOPT UPDATED MAINTENANCE CHARGES FOR HACG RESIDENTS:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3451

RESOLUTION TO ADOPT UPDATED MAINTENANCE CHARGES FOR THE HOUSING AUTHORITY
OF COLUMBUS, GEORGIA RESIDENTS

Motion for approval was made by Commissioner Hadley, seconded by Commissioner Clements. Motion carried.

CONSIDER A RESOLUTION APPROVING THE FY2024 MTW PLAN:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3452

RESOLUTION APPROVING THE MOVING TO WORK (MTW) DEMONSTRATION PROGRAM'S
FISCAL YEAR 2024 ANNUAL PLAN AND SUBMISSION OF SAID PLAN AND PLAN'S
CERTIFICATIONS OF COMPLIANCE TO THE DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD)

Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Sheftall. Motion carried.

CONSIDER A RESOLUTION APPROVING HACG HOUSING UTILITY SCHEDULE:

The following Resolution was introduced and duly considered:

RESOLUTION NO. 3453

RESOLUTION APPROVING HACG PUBLIC HOUSING MONTHLY UTILITY ALLOWANCE SCHEDULE

Motion for approval was made by Commissioner Clements, seconded by Commissioner Hadley. Motion carried.

CONSIDER A RESOLUTION AUTHORIZING AND AFFIRMING AGREEMENT FROM WARM SPRINGS SENIOR VILLAGE AS PRIVATE ENTERPRISE AGREEMENTS:

RESOLUTION NO. 3454

RESOLUTION AUTHORIZING, DESIGNATING, AND AFFIRMING AGREEMENTS FOR WARM SPRINGS SENIOR VILLAGE AS PRIVATE ENTERPRISE AGREEMENTS

CONSIDER RESOLUTION AUTHORIZING THE NORTHWEST GEORGIA HOUSING AUTHORITY TO ISSUE BONDS

RESOLUTION NO. 3455

RESOLUTION AUTHORIZING THE NORTHWEST GEORGIA HOUSING AUTHORITY TO ISSUE BONDS TO FINANCE FACILITIES LOCATED IN COLUMBUS, GEORGIA

The HACG declined to participate in this project as it is a Market Value Housing project. This does not align with the HACG Mission Statement. The Northwest Georgia Housing Authority has chosen to participate. This request is a courtesy request as one Authority is entering into the geographic area of another Authority. Per Commissioner Sheftall, this request has no current or future impact on HACG's ability to

Motion for approval was made by Commissioner Hadley, seconded by Commissioner Pendleton. Motion carried.

CONSIDER INDUCEMENT RESOLUTION OF THE HACG APPROVING A PROPOSED FINANCING OF A MULTIFAMILY HOUSING COMMUNITY

RESOLUTION NO. 3456

INDUCEMENT RESOLUTION OF THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA APPROVING A PROPOSED FINANCING OF A MULTIFAMILY HOUSING COMMUNITY IN AN AMOUNT NOT TO EXCEED \$12,000,000 FOR THE BENEFIT OF EC COLUMBUS GARDENS, LLC OR ITS DESIGNEE AND AUTHORIZING THE EXECUTION OF AN INDUCEMENT LETTER

The HACG Real Estate Committee met on Tuesday, September 19, 2023, to discuss and review the proposal. This request does not require a motion or a second as it is a recommendation from the Real Estate Committee. After a brief discussion, the motion carried.

REPORT FROM THE GOVERNANCE COMMITTEE:

No formal report.

REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

The Audit and Finance Committee is scheduled to meet on September 28, 2023, to discuss updates to the Travel Policy.

REPORT FROM THE REAL ESTATE COMMITTEE:

The Real Estate Committee submitted two resolutions to the Board, which were both approved.

PUBLIC SAFETY TASK FORCE:

Commissioner Stacy reported the following:

- Patriot Pointe, Warren Williams, The Cottages, Nicholson Terrace, and the Banks at Mill Village have all reported an increased number of unsheltered (homeless) individuals on the properties.
- Willow Glen, Cauty, EJ Knight, Warren Williams, Rivers, Wilson, Columbus Villas, and Columbus Commons no issues reported.
- Arbor Pointe reports speeders through the community and youth taking advantage of the swimming pool.

Chair Carden inquired of Ms. Walters what steps are being taken regarding these types of issues. Ms. Walters reported that HACG has partnered with the Muscogee County Sheriff's Department, specifically Investigators Rome and Johnson.

On September 11, 2023, HACG went live on a HACG Anonymous Resident tip line. The tip line creates an e-mail tracking report that is sent to specific HACG staff and then forwarded to specific members of the MCSD. Residents are receiving e-mails, and text messages on a regular basis, encouraging them to use the tip line to report issues. Calls are strictly confidential. The MCSD has been much more responsive than the Columbus Police Department.

Ms. Richards reported that The HACG is looking at installing higher fencing around the pool area to deter non-residents from utilizing the pool.

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN UPDATE:

Ms. Walters gave an update on the MTW Corrective Action Plan (CAP). Lease up – public housing WW is 89% and CA is 94%.

Lease up at Warren Williams/Rivers Homes has stopped in preparation for the RAD rehabilitation and relocation of residents. Therefore, the lease-up will continue to decrease. This information has been communicated with the Atlanta Field Office staff.

HACG total vouchers available is 3,914. We have 3,025, Section 8 vouchers leased or 77%. We currently have seventy-seven families with vouchers searching for housing. During the month nineteen extensions were granted giving the voucher holder more time to find housing.

Ms. Walters reported that lease up is 95% across all developments, including the remote PHA's. At the RAD Big 4 lease up is at 94%.

CHIEF EXECUTIVE OFFICER'S REPORT:

Commissioner Greenman, John Casteel and Lisa Walters attended the PHADA September conference in Washington DC. Commissioner Greenman will provide the Board with an update on the sessions at the October Board meeting.

The PHADA Legislative Conference took place this past weekend in Washington, DC. Ms. Walters provided highlights from her session but also indicated that Commissioner Greenman would provide details from his session at the October Board meeting.

- CR is needed from Congress before September 30, 2023, to avoid a government shutdown.
- Many unanswered questions on HOTMA, NSPIRE and BABA. HUD did delay using NSPIRE for the voucher program until October 1, 2024. The concern amount PHAs is that we may end up losing some landlords by using the INSPIRE standards.
- The 2024 FMRs were issued by HUD. Muscogee County will increase by 8.5%. The year before the increase was 14%.

HACG is proceeding with purchasing LP interests in Ashley Station. There will be a meeting this afternoon with Integral to discuss purchasing their GP interests in the property. The outcome will be discussed with the Real Estate Committee and presented to the full Board at the October Board meeting.

DCA staff members: Tommy Lowman, Mitch Kelly, Meagan Cutler, and Samantha Carvalho visited HACG on Friday, September 15, 2023. They were given a before and after presentation of all developments. Before the presentation was complete the entire team asked for a copy so they could share it with others at DCA and other PHAs. We toured Patriot Pointe, Columbus Commons, the future site of BTW South, The Banks at Mill Village, and Warren Williams. This was a fantastic opportunity to build and strengthen this relationship as this is the team that awards the tax credits.

During the conversation several challenges with SHPO were discussed. Mr. Lowman indicated he would speak with the Commissioner about the SHPO issues.


Ms. Walters then asked Ms. Crisp to share some great news with the Board on the grant which The HACG was recently awarded. Ms. Crisp indicated that she submitted a grant request for funding from HAI to update the HACG Cyber Security process. From that request, The HACG has been awarded \$41k toward this project.


Ms. Walters asked Ms. Johnson to share exciting news on a recent award which one of The HACG properties received. Ms. Johnson indicated that The Banks at Mill Village received the AHF Readers' Choice Award. This property will be featured in their magazine and HACG will receive an actual award. Due to the date of the award presentation, there will be a recommendation to change the date for the November Board meeting.

ADJOURN:

There being no further business, Chairman Cardin asked for a motion to adjourn the meeting. Motion for approval was made by Commissioner Pendleton, seconded by Commissioner Clements.

The meeting was adjourned.


R. Larry Cardin
Chairman


Lisa L. Walters, CPM
Secretary-Treasurer